

050.A

0001

0006.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

559,300 / 559,300

USE VALUE:

559,300 / 559,300

ASSESSED:

559,300 / 559,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		RUSSELL PL, ARLINGTON

OWNERSHIP	Unit #:
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Owner 1: KENNEY JO-ANN Prim

Owner 2: Prim

Owner 3: Prim

Street 1: 6 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RUSSELL PLACE DEV -

Owner 2: -

Street 1: 394 LOWELL ST SUITE 16

Twn/City: LEXINGTON

St/Prov: MA Cntry

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 975 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511												G5	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	559,300			559,300		250063
							GIS Ref
							GIS Ref
							Insp Date
							09/26/17



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	19:33:55
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	559,300	0	.	559,300		Year end	12/23/2021	
2021	102	FV	549,800	0	.	549,800		Year End Roll	12/10/2020	
2020	102	FV	540,300	0	.	540,300	540,300	Year End Roll	12/18/2019	
2019	102	FV	509,700	0	.	509,700	509,700	Year End Roll	1/3/2019	
2018	102	FV	465,200	0	.	465,200	465,200	Year End Roll	12/20/2017	
2017	102	FV	418,800	0	.	418,800	418,800	Year End Roll	1/3/2017	
2016	102	FV	418,800	0	.	418,800	418,800	Year End	1/4/2016	
2015	102	FV	500,300	0	.	500,300	500,300	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL PLACE D	40794-544		9/8/2003		361,400	No	No		DEEDED ECL. USE PARKING 2 CARS

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/26/2017		Measured									DGM	D Mann
1/26/2015		Inspected									PT	Paul T
1/28/2004		Inspected									BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																														
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																																					
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																																					
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																					
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																																					
Frame: 1	- Wood			1/2 Bath: 1	Rating:																																					
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:																																					
Sec Wall: 1	%			OthrFix: 1	Rating:																																					
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID																																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1							# Units: 1																										
Color: CREAM				A Kits: 1	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O																		
View / Desir:				Frl: 1	Rating:			Other																																		
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																																		
Grade: B-	- Good (-)			CONDOS INFORMATION				Lvl 2																																		
Year Blt: 2003	Eff Yr Blt:			Location: 1				Lvl 1																																		
Alt LUC:	Alt %:			Total Units: 1				Lower																																		
Jurisdict: G5	Fact: .			Floor: 1				Totals	RMS: 5	BRs: 2	Baths: 2	HB																														
Const Mod:				% Own: 2.559999943				REMODELING				RES BREAKDOWN																														
Lump Sum Adj:				Name: 1				Exterior:	No Unit	RMS	BRs	FL																														
INTERIOR INFORMATION				Phys Cond: VG - Very Good	4.8 %	Interior:	1	5	2																																	
Avg Ht/FL: STD				Functional:	%	Additions:																																				
Prim Int Wal: 2	- Plaster			Economic:	%	Kitchen:																																				
Sec Int Wall: 1	%			Special:	%	Baths:																																				
Partition: T	- Typical			Override:	%	Plumbing:																																				
Prim Floors: 3	- Hardwood			Total: 4.8 %		Electric:																																				
Sec Floors: 4	- Carpet			Bsmt Flr: 12	- Concrete	Heating:																																				
Bsmt Flr: 12	- Concrete			Subfloor:							General:	1	5																			2										
Bsmt Gar:							CALC SUMMARY				COMPARABLE SALES																					SUB AREA					SUB AREA DETAIL					
Electric: 3	- Typical						Basic \$ / SQ: 250.00	Rate	Parcel ID	Typ	Date	Sale Price	Code								Description	Area - SQ	Rate - AV									Undepr Value					Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Insulation: 3	- Typical						Size Adj.: 1.11538458					GLA	Gross Liv Ar								975	291.310	284,027																			
Int vs Ext: S							Const Adj.: 1.04469740																																			
Heat Fuel: 2	- Gas						Adj \$ / SQ: 291.310																																			
Heat Type: 15	- H.V.A.C						Other Features: 50841																																			
# Heat Sys: 1							Grade Factor: 1.21																																			
% Heated: 100	% AC: 100						NBHD Inf: 1.45000005																																			
Solar HW: NO	Central Vac: NO						NBHD Mod:																																			
% Com Wal	% Sprinkled						LUC Factor: 1.00																																			
MOBILE HOME				Make:				Adj Total: 587527																																		
SPEC FEATURES/YARD ITEMS				Model:				Depreciation: 28201																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	PARCEL ID	050.A-0001-0006.0																						
More: N	Total Yard Items:				Total Special Features:				Total:																																	
IMAGE																																										
AssessPro Patriot Properties, Inc																																										
																																										